

MINUTES OF MIDWAY TOWN COUNCIL PLANNING WORKSHOP HELD ON SATURDAY, MARCH 1, 2014 AT 8:00 A.M. IN THE CONFERENCE ROOM AT FAITH MISSIONARY ALLIANCE CHURCH LOCATED AT 1078 GUMTREE ROAD IN MIDWAY, NORTH CAROLINA.

CALL TO ORDER

Mayor Norman Wilkes called the meeting to order and welcomed everyone present.

Councilors present were: Mike McAlpine, John Byrum (arrived at 8:25 a.m.), Keith Leonard, Robin Moon, and Todd Nifong. Absent: None. Town Manager Ryan Ross and Town Clerk Linda Hunt were present.

Others present: Planning Board member Jackie Edwards.

TOWN COUNCIL PLANNING WORKSHOP

The purpose of the Town Council Planning Workshop is for Town Council to receive planning matters from Town staff on current and future planning matters and for Town Council to provide feedback to staff. The information gathered at the workshop will be used as guidelines for preparation of the 2014-2015 budget.

Town Manager Ryan Ross gave the following PowerPoint presentation at the workshop:

Davidson County and Town of Midway - Now and Years to Come

- Commuting Patters – 2012 Statistics
 - 34,191 people leave Davidson County daily commuting to a surrounding area for work
 - 8,913 people enter Davidson County daily for work
 - Difference of 25,278 more people leaving Davidson County than entering for work
- Students leaving Davidson County after graduation from high school or Community College
- Spending money outside Davidson County

Questions for Council and Staff

- How can we help change some of these trends?
- What is the purpose of government?
- What direction do we want Midway to go?
- What are our primary goals?

Council Procedures

- Response to community questions
- Response to public address

First 8 Years – From July 2006 – March 2014

- People within town limits
 - 4,399 in July 2006
 - 4,783 in July 2013
- Fund balance
 - \$944,000 in 2009
 - \$3.5 million in 2013
- No sewer

- Line A installed at an estimated cost of \$1.5 million
- Business
 - Nine new businesses (including Japanese Restaurant that are currently under contract
 - Lash and Dollar General businesses expanded
 - Renovations at Midway Town Center
- New Houses
 - No new houses were constructed inside town limits between the start of 2008 and the end of 2010
 - Eight new houses were constructed from 2010 – 2014
- Initial contracts with the Wooten Company and Benchmark
- Contract with North Davidson Garbage for garbage and recycling collection
- Added streetlights on Old Highway 52 and Hickory Tree Road
- Initial sewer lines A and B and extension under Hickory Tree Road to serve Fred Sink Road
- Established Town ordinances and guidelines
- Purchased 38 acres on Gumtree Road

March 2014

- Fund Balance - \$3,291,179
- Sewer Loan
 - \$583,500 balance
 - Next payment of \$33,000 in April plus an additional sum of \$55,000 being paid on principal will leave a balance of \$500,000 remaining on the loan as of July 1, 2014

Budget Items

- Street lighting - \$23,751 per year (2 lights per main intersection)
 - Five main thoroughfares – Suggested budget of \$26,000
- High Mast Lighting - \$6,193.92 per year
 - Six lights around Exit 100 (Highway 52/Hickory Tree Road) – Suggested budget of \$10,000 (covers all maintenance and insurance through NCDOT)
- Davidson County Economic Development Commission - \$10,000
- Christmas lights - \$25,000
- Contract with Davidson County Sheriff's Department estimated between \$175,000 - \$200,000 to have two deputies designated specifically to Town
- Website – Contract with Rick Zebra Designs for maintaining, updating, and hosting site
 - Estimated savings - \$2,000 per year beginning 2015
 - Contract with Beacon expires March 15
 - Phone and tablet compatible
 - Twice monthly content updates
 - Quarterly website updates
 - New contract required. (Town Attorney has reviewed)

Street Lights: Town Council was in favor of lighting the major thoroughfares (intersections) as proposed and approved funding in the amount of \$26,000 to be included in the proposed budget for FY 2014-2015.

Contract with Davidson County Sheriff's Department: Regarding the question of contracting with the Davidson County Sheriff's Department to have two deputies assigned to specifically serve the Town, Councilor Todd Nifong questioned what the Town would be getting for that.

Website: Cost of maintaining, updating and hosting of website. Beacon Technologies charges fee of \$135 per month for providing those website services twice a month. Rick Zebra Designs has proposed a fee of 75.00 per month for providing those same services.

Discussion and Business Items

- ❑ Resolution in Support of a one-quarter cent tax increase for Davidson County Schools
- ❑ Business incentives
- ❑ Powell Bill
- ❑ Minimum housing
 - Clean-up cost
 - Legal costs
- ❑ Contract with NCDOT for road maintenance
- ❑ Signage
- ❑ Round-A-Bouts and Traffic Break
 - Cost savings of \$12,500 working with NCDOT (per Division Engineer Pat Ivey)

Resolution in Support of one-quarter cent tax increase: This is a county-wide tax increase proposed by the Davidson County Board of Commissioners that includes funding for construction of the new high school in northern Davidson County.

Decorative signage where Hickory Tree Road dead-ends into Old US Highway 52: A larger sign (approximately 25ft. wide) at that location would be more visible. Approval by NCDOT required. Sign would have to be a “breakaway” sign because of the location.

Roundabouts and Access Break: Mayor Pro Tem Mike McAlpine emphasized the need for the access break, stating he felt the matter should be directed to Benchmark CMR, Inc. and the Planning Board to proceed forward. He also stated the roundabouts will be a major factor in development; however, he would like to see the roundabouts have more branches to go to different properties. In addition, he stated he thought the capital recovery fees needs to be raised. Other: Kimley-Horn will perform the necessary engineering services at a contract price of \$12,500; however, according to NCDOT Division Engineer Pat Ivey, NCDOT could provide the service at no cost to the Town. Surveyor Brad Coe has offered to do any necessary surveying at no cost to the Town.

Planning & Zoning

- ❑ Sewer extension on Hickory Tree Road and Old Highway 52 South
- ❑ Access Management Plan
 - Discussions with Pat Ivey and J.P. Crouch (NCDOT)
- ❑ Contract with Benchmark
 - \$21,000 per year currently
 - Option of switching to hourly contract on as-needed basis with a cap of \$21,000 (amount of current contract)

Mayor Pro Tem Mike McAlpine said he liked having Benchmark’s presence in town. Councilor Moon stated that was a good point. It was suggested to possibly have Vagn Hansen of Benchmark CMR, Inc. to attend the Town Council Budget Workshop.

Sewer Extensions – West of New Highway 52 on Hickory Tree Road

Line A:

This line extends from the south connecting to the Davidson County sewer interceptor west of Highway 52 Bypass. It would extend long the creek channel across Eller Road, Fieldstone Drive, Crescent Court, Little Pond Road, and Lori Lane. It would then extend past the end of Dalby Lane along the creek channel entering the right-of-way of David Smith Road just north of Pin Oak Drive. This line would then extend along David Smith Road to Hickory Tree Road where it would provide service to that intersection

and end. The probable project cost opinion of this line is about \$855,860 which covers about 1,700 feet of 12" sewer line and 5,700' of 8" sewer line.

Line B:

This line extends from the north off a line that serves the Old Cypress Drive subdivision. This line would extend up to Hickory Tree Road entering the right-of-way about 200' east of Tara Gail Lane. The line would then extend along Hickory Tree Road east (south) to Hartman Road (or past David Smith Road if Line A is not constructed). The probable project cost opinion of this line would be about \$1,057,290 which covers about 2,800 feet of 12" sewer and 8,400 feet of 8" sewer lines.

\$1,835,082.00 total if both lines are run at the same time.

Land and Town Hall

- ❑ Town Hall
 - Build new Town Hall
 - Renovate house
- ❑ Town Park
 - Walking trail
 - Playground
 - Ball fields

Following discussion, it was the consensus of Council for Councilor Todd Nifong (Chairman of the House Renovations Committee) to contact contractor Frank Thomas to incorporate all the options in his original proposal and refigure the cost of renovating the house. Councilor Nifong will report back to Council on his findings. Other discussion: Phasing out the trees. Two to three acres for walking trails. Show some initiative by beginning some work on the park. Buffer needed. Parking lot at 2% grade.

Additional Discussion Items – Council Business

- ❑ Planning and Zoning Board
 - Board responsibility
 - Goals
 - Meeting Schedule
 - Removal of Board member for cause – 3 consecutive unexcused absences or 4 unexcused absences in one calendar year
 - Appoint Alternate and Full Board member
 - Establish a new Board of Adjustment
 - Five (5) Member Board
 - Zoning Board of Adjustment will allow independent appeal to a separate Board

Mayor Pro Tem Mike McAlpine recommended the Planning Board be directed to begin work on plan for Fred Sink Road and access break. Discussion on filling vacant seats on Planning and Zoning Board. Several names were submitted as potential Board members.

It was the general consensus of Council to identify the following as major priorities:

- ❑ Access Management Plan
 - Control of Access Break: Work with the NCDOT to obtain a control of access break across from the exiting US 52 NB ramps to allow for the construction of a new public street.
 - Securing a committed funding source for the transportation improvements
 - Right-of-way dedication and acquisition
 - Construction of public street
 - Roundabouts at interchange

- ❑ Hi-Mast lighting at interchange of US Highway 52 at Hickory Tree Road
- ❑ Sewer extension
- ❑ Begin work on Town Park
- ❑ Town Hall

ADJOURNMENT

On motion by Councilor John Byrum, seconded by Mayor Pro Tem Mike McAlpine, Council voted unanimously to adjourn the Planning Workshop.

Norman L. Wilkes, Mayor

Linda A. Hunt, Town Clerk